

**HOUSING ELEMENT
AND
FAIR SHARE PLAN
OF THE
TOWNSHIP OF HARDWICK,
WARREN COUNTY,
NEW JERSEY**

Adopted: November 13, 2008

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HOUSING ELEMENT

OF THE

TOWNSHIP OF HARDWICK,

WARREN COUNTY,

NEW JERSEY

**HARDWICK TOWNSHIP, WARREN COUNTY
HOUSING ELEMENT**

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**HARDWICK TOWNSHIP, WARREN COUNTY
HOUSING ELEMENT**

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HARDWICK TOWNSHIP
WARREN COUNTY

HOUSING ELEMENT

PREFACE

Hardwick Township in Warren County was first established by Royal Charter in 1749 by King George II. The township was created from the northeastern part of present day Greenwich Township which was then in Morris County and later in Sussex County and currently in Warren County. Greenwich contained what is now Stillwater Township, most of Fredon and Green Townships, and a small portion of Byram Township, all of which are presently within Sussex County. In Warren County, Greenwich contained Frelinghuysen, Allamuchy, Independence, a small part of Blairstown, part of Mansfield and the Town of Hackettstown. The total land area was approximately 140 square miles. Hardwick presently consists of 37.9 square miles.

Located in the northwestern section of New Jersey, Hardwick has a population density of about 40 persons per square mile and about 1,464 residents.

A municipality's Housing Element must be designed to achieve the goal of providing affordable housing to meet the total 1987-2018 affordable housing need comprised of the Growth Share targeted number, the Prior Round Obligation and the Rehabilitation Share. The regulations of the Council on Affordable Housing (COAH), N.J.A.C. 5:97 et seq. delineate a municipality's strategy for addressing its present and prospective housing needs, and, as such, each municipality's Housing Element must contain the following:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
2. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the 10 years subsequent to the adoption of the housing element, taking into account, but not necessarily limited to, construction permits issued, approvals for development and probable residential development of lands;
3. An analysis of the municipality's demographic characteristics, including, but not limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;

5. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing;
6. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing;
7. A map of all sites designated by the municipality for the production of low and moderate income housing and a listing of each site that includes its owner, acreage, lot and block;
8. The location and capacities of existing and proposed water and sewer lines and facilities relevant to the designated sites;
9. Copies of necessary applications for sewer service and water quality management plans submitted pursuant to Sections 201 and 208 of the Federal Clean Water Act, 33 U.S.C. §1251, et seq.;
10. A copy of the most recently adopted municipal master plan, and where required, the immediately preceding, adopted master plan;
11. For each designated site, a copy of the New Jersey Freshwater Wetlands map where available. When such maps are not available, municipalities shall provide appropriate copies of the National Wetlands Inventory maps provided by the U.S. Fish and Wildlife Service;
12. A copy of appropriate United States Geological Survey Topographic Quadrangles for designated sites; and
13. Any other documentation pertaining to the review of the municipal housing element as may be required by the Council.

I. INVENTORY OF HOUSING STOCK

A. Age

More than 52 percent of the Hardwick Township's housing stock was built between 1970 and 1994. Significant residential construction occurred between 1970 and 1989 when 40 percent of the housing stock was constructed. Hardwick has a total housing stock of 530 units. The median year that a structure was built in Hardwick was 1977, according to the 2000 census.

TABLE 1

Age of Housing Units

<u>Dates of Construction</u>	<u>Structures</u>	<u>Percent of Total</u>
1939 or earlier	73	.14
1940 - 1949	20	.04
1950 - 1959	32	.06
1960 - 1969	60	.11
1970 - 1979	116	.22
1980 - 1989	98	.18
1990 - 1994	63	.12
1995 - 1998	51	.10
1999 - March 2000	17	.03
TOTAL UNITS	530	100

Source: 2000 Census of Population and Housing

Units built before 1949 and contain 1.01 or more persons per room are highly correlated with substandard housing indicators. This is an index utilized by COAH in determining the Rehabilitation Share. In Hardwick, 93 units or only 17 percent of the housing stock was built before 1949. This is generally an important indicator in calculating Hardwick's rehabilitation share and explains, together with minimal overcrowding and kitchen and plumbing data, why Hardwick's Rehabilitation Share is three.

B. Condition

Rehabilitation Share is the total deficient housing signaled by selected housing unit characteristics unique to each community. It is assumed that units so indicated will be prime candidates for rehabilitation. Characteristics indicating a need for rehabilitation are:

- (1) *Persons per Room.* 1.01 or more persons per room in housing units built 1949 or before. These are old units that are overcrowded.
- (2) *Plumbing Facilities.* Inadequate plumbing sufficient for rehabilitation is indicated by incomplete plumbing facilities, i.e., lack of hot and cold piped water, flush toilet or bathtub/shower.

- (3) *Kitchen Facilities.* Inadequate kitchen facilities signaling rehabilitation are indicated by the non–presence of kitchen facilities within the unit, or the non–presence of one of three components: a sink with piped water, a stove or a refrigerator.

These characteristics of deficient housing are nationally recognized indicators of housing inadequacy. Each one, properly identified and not double-counted or multiplied is enough to signal the call for unit rehabilitation. This is true not solely because the characteristic specified is itself debilitating but rather signals a unit that is either old or missing a basic component of normal housing services. These characteristics exist at the municipal level, are reported by the U.S. Census such that they can be isolated and not over counted, and individually indicate the need for structure rehabilitation.

The age of Hardwick’s housing stock has been presented in Table 1. Tables 2 through 4 address the other surrogates of deficient housing.

TABLE 2

Persons Per Room

Persons Per Room	Occupied	Owner Occupied	Renter Occupied
1.01 to 1.50	4	4	0
1.51 to 2.00	0	0	0
2.01 or more	0	0	0
TOTAL	4	4	0

Source: 2000 Census of Population and Housing

TABLE 3

Plumbing Facilities

	<u>Total Units</u>
Complete plumbing facilities	528
Lacking complete plumbing facilities	2

Source: 2000 Census of Population and Housing

TABLE 4

Kitchen Facilities

	<u>Total Units</u>
Complete kitchen facilities	528
Lacking complete kitchen facilities	2

Source: 2000 Census of Population and Housing

Based on the above, COAH has determined that Hardwick has three housing units that are substandard and occupied by low and moderate income households.

C. Purchase and Rental Value

Approximately 55 percent of the owner-occupied housing units in Hardwick had values over \$200,000. The median value was \$212,800.

TABLE 5

Owner-Occupied Housing
Unit Values

	<u>Units</u>	<u>Percent</u>
Less than \$24,999	0	0
\$25,000 - \$29,999	3	.01
\$30,000 - \$34,999	0	0
\$35,000 - \$39,999	0	0
\$40,000 - \$49,999	0	0
\$50,000 - \$59,999	0	0
\$60,000 - \$69,999	0	0
\$70,000 - \$99,999	9	.02
\$100,000 - \$124,999	18	.04
\$125,000 - \$149,999	44	.10
\$150,000 - \$174,999	54	.12
\$175,000 - \$199,999	78	.17
\$200,000 - \$249,999	84	.18
\$250,000 - \$299,999	78	.17
\$300,000 - \$399,999	62	.14
\$400,000 - \$499,999	11	.02
\$500,000 - \$749,999	2	0
\$750,000 - \$999,999	8	.02
\$1,000,000 or more	4	.01
TOTAL	455	100

Median Value \$212,800

Source: 2000 Census of Population and Housing

Of the 16 rental units with cash rent in Hardwick, nine had rents between \$600 and \$749 per month. The median contract rent was \$625 per month.

TABLE 6

Contract Rent Values

<u>With cash rent:</u>	<u>Units</u>
\$0 - \$299	0
\$300 - \$349	3
\$350 - \$399	0
\$400 - \$449	2
\$450 - \$499	2
\$500 - \$549	0
\$550 - \$599	0
\$600 - \$649	2
\$650 - \$699	2
\$700 - \$749	5
\$750 or more	0
Total	16
No cash rent	11
Median contract rent	\$625

Source: 2000 U.S. Census of Population and Housing

D. Occupancy Characteristics and Types

Ninety-one percent of the housing in Hardwick is owner occupied. Approximately nine percent of the housing stock is rental.

TABLE 7

Tenure and Vacancy

	<u>Housing Units</u>
Total Occupied	502
Occupied:	
Owner Occupied	455
Renter Occupied	47
Vacant:	28

For rent	2
For sale only	5
Rented or sold, not occupied	2
For seasonal, recreational, or occasional use	17
For migrant workers	0
Other vacant	2

Source: 2000 Census of Population and Housing

E. Units Affordable to Low and Moderate Income Households

Units are affordable to low and moderate income households if the maximum sales price or rent is set within a COAH specified formula. A moderate income household is a household whose gross family income is more than 50 percent of median income, but less than 80 percent of median income for households of the same size within the housing region. A low income household is a household whose gross family income is equal to or less than 50 percent of median gross household income for a household of the same size within the housing region for Hardwick. Hardwick is in Region 2, which encompasses Essex, Morris, Union and Warren counties.

Using 2008 regional income limits adopted by COAH, a four person Warren County median household income is estimated at \$83,771. A moderate income four person household would earn a maximum of \$67,017 (80 percent of regional median) and a four person low income household would earn a maximum of \$41,886 (50 percent of regional median).

Income levels for one, two, three and four person households as of 2008 are given below:

TABLE 8

2008 Low and Moderate Regional Incomes

Income	1 person	2 persons	3 persons	4 persons
Median	\$58,640	\$67,017	\$75,394	\$83,771
Moderate	46,912	53,613	60,315	67,017
Low	29,320	33,508	37,697	41,886

Source: COAH, 2008 Income Limits

Based on the qualifying formula in N.J.A.C. 5:80-26, the monthly cost of shelter which includes mortgage (principal and interest), taxes, insurance and homeowners or condominium association fees, may not exceed 28 percent of gross monthly household income based on a five percent downpayment. In addition, moderate income sales units must be available for at least three different prices and low income sales units available for at least two different prices. The maximum sales prices must now be affordable to households earning no more than 70 percent of median income. The sales prices must average 55 percent of median income.

Under COAH regulations, rents including utilities, may not exceed 30 percent of gross monthly income. The average rent must now be affordable to households earning 52 percent of median income. The maximum rents must be affordable to households earning no more than 60 percent of median income. In averaging 52 percent, one rent may be established for a low income unit and one rent for a moderate income unit for each bedroom distribution. The utility allowance must be consistent with the utility allowance approved by HUD and utilized in New Jersey.

Hardwick currently has 19 bedrooms at Alina Lodge, an alternative living arrangement, that qualifies as low and moderate-income housing.

Hardwick intends to contract with an experienced administrative agent to administer the three-unit rehabilitation program. No developers have expressed an interest in providing affordable housing.

II. PROJECTION OF HOUSING STOCK

A. Building Permits

According to the New Jersey Department of Labor, Residential Building Permits Issued, 107 building permits were issued between 1990 and 1999. There were 70 building permits issued between 2000 and May 2008.

B. Future Construction of Low and Moderate Income Housing

Hardwick will address the future construction of low and moderate income housing in the Fair Share Plan.

III. DEMOGRAPHIC CHARACTERISTICS

A. Population

The population in Hardwick increased by 18 percent between 1990 and 2000. Table 9 illustrates the figures.

TABLE 9

Population

Year	Population
1990	1,235
2000	1,463

Sources: 1990 and 2000 Census of Population and Housing

TABLE 10

Population Characteristics

SELECTED POPULATION CHARACTERISTICS

The majority of Hardwick residents or 56 percent are between the ages of 25 and 59 years.

	<u>Number</u>	<u>Percentage</u>
<u>TOTAL POPULATION</u>	1,463	
<u>SEX</u>		
Male	735	.50
Female	728	.50
<u>AGE</u>		
	<u>Male</u>	<u>Female</u>
Under 5 years	36	50
5 to 17 years	171	133
18 to 20 years	20	18
21 to 24 years	14	27
25 to 44 years	208	224
45 to 54 years	139	128
55 to 59 years	49	49
60 to 64 years	35	26
65 to 74 years	36	38
75 to 84 years	20	32
85 years and over	7	3

Source: 2000 Census of Population and Housing

B. Household Size and Type

A household profile of Hardwick shows that there were 513 households with a total household population of 1,463 in 2000. The average number of persons per household was 2.85.

TABLE 11

Household Profile 2000

	<u>Total Number</u>
Households	513
Population of households	1,463
Persons per household	2.85

Source: 2000 *Census of Population and Housing*

TABLE 12

Household Type and Relationship

In family households:	1,311
householder:	410
Male	350
Female	60
Spouse	384
child:	461
Natural born/adopt	450
step	11
grandchild	12
other relatives	23
non-relatives	13
In non-family households:	119
householders living alone	68
householders not living alone	20
Non-relatives	31
In group quarters:	33
Institutionalized population	0
Non-institutionalized population	33

Source: 2000 *Census of Population and Housing*

TABLE 13

Type of Housing Units by Structure

Units in Structure	
1, detached	501
1, attached	16
2	6
3 or 4	7
5 to 9	0
10 to 19	0
20 to 49	0
50 or more	0
Mobile home or trailer	0
Other	0
TOTAL	530

Source: 2000 Census of Population and Housing

C. Income Level

Approximately, 55 percent of the households in Hardwick earn between \$60,000 and \$149,999 according to the 2000 census. The median household income was \$72,167.

TABLE 14
Household Income

<u>Household Income</u>	<u>Number</u>	<u>Percent</u>
\$0 –9,999	11	.02
\$10,000-\$14,999	7	.01
\$15,000-\$19,999	32	.06
\$20,000-\$24,999	8	.02
\$25,000-\$29,999	18	.04
\$30,000-\$34,999	18	.04
\$35,000-\$39,999	19	.04
\$40,000-\$44,999	12	.02
\$45,000-\$49,999	24	.05
\$50,000-\$59,999	40	.08
\$60,000-\$99,999	186	.37
\$100,000-\$149,999	87	.17
\$150,000-\$199,999	16	.03
\$200,000 or more	20	.04
TOTAL	498	.99*

** Does not add up due to rounding*

Median Household Income \$72,167

Source: 2000 Census of Population and Housing

TABLE 15
Sex by Marital Status - Persons 15 Years and over

Marital Status	Total	Male	Female
Total	1,139	562	577
Never Married	200	100	100
Now Married	810	416	394
Widowed	46	10	36
Divorced	83	36	47

Source: 2000 Census of Population and Housing

D. Age

The age of the Hardwick population has been discussed under Section III, Demographic Characteristics, A. Population.

E. Marital Status

In 2000, there were almost the same number of women and men over the age of 15 years in Hardwick. There were the same number of males that never married as females. There were 26 more widows than widowers and more divorced females than males.

IV. EXISTING AND PROBABLE FUTURE EMPLOYMENT CHARACTERISTICS

Of the 760 Hardwick residents employed in the civilian labor force, 47 percent are in agriculture, construction, manufacturing, wholesale trade, retail trade, or transportation fields.

TABLE 16
Occupation
Employed Persons 16 Years and Over

	Male	Female	Total
Finance, insurance, real estate	23	32	55
Agriculture, Construction, manufacturing, wholesale trade, retail trade, transportation	244	110	354
Information	13	17	30
Arts, entertainment, recreation, accommodation and food services	18	31	49
Professional, scientific and technical services	51	25	76
Educational, health and social services	29	101	130
Public administration	26	8	34
Other services	11	21	32
Total	415	345	760

Source: 2000 U.S. Census of Population and Housing

As to most recently available employment trends, Hardwick does not anticipate an influx of new employment opportunities given the lack of public water and sewer. Hardwick sees a grim employment outlook. From 2004 to May 2008, Hardwick issued one certificate of occupancy (CO) for an office and one CO for an institutional use. Both COs resulted in a 1.8 unit Growth Share obligation.

According to the New Jersey State Data Center, Hardwick had a covered employment number of 92 in 2003 and two in 2006.

TABLE 17
Employment Within Hardwick

	<u>Avg. Units</u>	<u>Average</u>
Professional and Technical Services	3	3
Private Sector Municipal Total	12	89
Local Government Municipal Total	1	3

Source: NJ DOL, Employment and Wage Data, 2003

V. TOTAL OBLIGATION FROM PRIOR ROUNDS

A. Rehabilitation Share

According to COAH, Hardwick's Rehabilitation Share is three units.

B. Total Obligation from Prior Rounds

Hardwick's total obligation from prior rounds is now six units.

VI. GROWTH SHARE OBLIGATION

Hardwick accepts the household and employment projections in Appendix F of COAH's rules.

COAH projected 130 new households and 154 new jobs for Hardwick Township between 2004 and 2018.

VII. ANALYSIS OF EXISTING AND FUTURE ZONING TO ACCOMMODATE GROWTH PROJECTIONS

Hardwick plans no change to the existing zoning other than adopting an accessory apartment ordinance and if applicable, a Market to Affordable Ordinance. As can be seen by the housing options selected, no further changes are necessary.

a. Availability of Existing and Planned Infrastructure

As a rural community, Hardwick Township has no public water and sewer. According to the Hardwick Township Master Plan Revision of 2003, one of Hardwick's guiding principles is "To avoid the creation of centralized water and sewer infrastructure."

b. Anticipated Demand for Types of Uses Permitted by Zoning Based on Present and Anticipated Land Use Patterns

Hardwick Township does not expect large-scale non-residential ratable development to occur in the near future. This is because of the lack of infrastructure. Hardwick acknowledges that regional centers outside of Hardwick play a role in the day-to-day activity of Hardwick residents. As such, employment and shopping needs will continue to be met outside of Hardwick.

Because of the lack of public water and sewer, Hardwick does not anticipate large-scale residential development but does encourage very low density residential development that would not adversely affect Hardwick's rural character. Hardwick believes that its projected population and future employment is greater than anticipated but has elected to prepare a plan to address the targeted Growth Share number of 36 units. However, the affordable units will only be phased in as certificates of occupancy are issued.

c. Anticipated Land Use Patterns

The Master Plan Land Use Plan shows a low-density residential zone of a maximum of one unit per 10 acres and a three-acre minimum lot size. In addition, there is a zone for parks, recreation, open space and quasi-public. Hardwick does not anticipate a change in its land use patterns. The township has no identifiable centers including hamlets or villages. The township's level of development activity has been limited.

d. Economic Development Policies

The township has a strong commitment to open space preservation and is one of the few remaining examples of a truly rural, very low density town. The needs of Hardwick's residents are adequately met by the neighboring towns of Blirstown, Stillwater and Newton.

e. **Constraints on Development**

1. State and federal regulations: Hardwick is not in an approved sewer service area.
2. Land ownership patterns: Approximately 91 percent of the housing in Hardwick is owner-occupied and nine percent are rentals. Of the 530 total housing units, the median year that a structure was built was 1977. Approximately 60 to 70 percent of Hardwick's land is protected federal, state and county parkland, preserved farms, Green Acres parcels, privately preserved open space (Nature Conservatory, Ridge and Valley Conservatory) and non-profit camps.
3. Incompatible land uses: Hardwick's 2003 Master Plan Revision indicated no incompatible land uses.
4. Sites needing remediation: There are no known sites needing remediation.
5. Environmental constraints: Groundwater availability is very limited in much of the township. There are extensive areas of limestone geology including a large number of sinkholes.
6. Existing or planned measures to address any constraints: Hardwick intends to protect the quantity and quality of its groundwater by minimizing site disturbance and by limiting disturbance on individual building lots.

FAIR SHARE PLAN

OF THE

TOWNSHIP OF HARDWICK,

WARREN COUNTY,
NEW JERSEY

I. PREFACE

A municipality's affordable housing obligation is cumulative, and includes affordable housing need for the period 1987 to 2018. The affordable housing obligation consists of three components:

- Rehabilitation Share (2000)
- Prior Round Obligation (1987-1999)
- Growth Share (2000-2018)

A municipality's Rehabilitation Share is a measure of old, crowded, deficient housing that is occupied by low- and moderate-income households. Rehabilitation Share numbers from each prior round are replaced with the latest round number because the numbers are updated with each decennial census.

A municipality may receive credit for rehabilitation of low- and moderate-income deficient housing units completed after April 1, 2000 provided the units were rehabilitated up to the applicable code standard, the capital cost spent on rehabilitating a unit was at least \$10,000 and the units have the appropriate controls on affordability to ensure the unit remains affordable during the required period of time.

Rehabilitation credits cannot exceed the Rehabilitation Share and can only be credited against the rehabilitation component, not the new construction component.

The prior round obligation is the municipal new construction obligation from 1987 to 1999. All municipalities participating in the COAH process must use these updated figures. COAH continues to offer credits, reductions, and adjustments that may be applied against the Prior Round Obligation (1987-1999) for affordable housing activity undertaken from 1980 to 1999.

II. REHABILITATION SHARE

The purpose of a rehabilitation program is to renovate deficient housing units. Deficient housing units are defined as units with health and safety code violations that require the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing, (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and/or load bearing structural systems. Upon rehabilitation, the housing deficiencies must be corrected and the unit must comply with the applicable code standard.

A municipality must demonstrate that it has the capability to administer a rehabilitation program by either designating an experienced employee to administer the program or entering into an agreement with a governmental agency or private consultant to administer all or some of the program. A municipality must provide the consultant or municipal employee's credentials to administer the program as well as a procedures manual. If the county is administering the

rehabilitation program, the municipality must submit a statement from the county agreeing to adhere to applicable COAH rules and acknowledging sufficient funding.

Rental units cannot be excluded from a municipal rehabilitation program. There must be at least 10-year affordability controls placed on both owner-occupied units and rental units. For owner-occupied units, these controls may be in the form of a lien filed with the appropriate property's deed. For rental units, the controls must be in the form of a deed restriction and may also include a lien. Units rehabilitated after April 1, 2000 are eligible for credits against the third round Rehabilitation Share.

The hard cost investment for the rehabilitation of a unit must be at least \$10,000 per unit. Documentation must also be submitted demonstrating adequate funding source(s) and a resolution of intent to bond in the event there is a shortfall of funds. Financing of rehabilitation programs must be structured to encourage rehabilitation and continued occupancy.

A municipality is also required to prepare and submit a rehabilitation manual to COAH that summarizes the administration of the rehabilitation program including an affirmative marketing plan. The affirmative marketing program must clearly describe the outreach efforts to be used in implementing the program. COAH expects that a combination of media approaches – cable television, radio and print – plus appropriate mailing to residents, local civic, social and religious groups will be included in the marketing program.

Hardwick has a three unit Rehabilitation Share and will contract with an experienced administrative agent.

III. PRIOR ROUND OBLIGATION

COAH has determined that Hardwick's Prior Round obligation is six units.

With a Rehabilitation Share of three units, and a six unit Prior Round obligation Hardwick has a pre-credited need of nine units.

Because Hardwick is addressing its Prior Cycle obligation with Prior Cycle credits, there is no rental obligation.

COAH certified Hardwick's second round plan on May 7, 2003 for a 14-unit obligation.

In that certification, COAH gave credit to an alternative living arrangement known as Little Hill-Alina Lodge. Little Hill-Alina Lodge, a residential, rehabilitation facility for chemically addicted men and women, was founded in 1957 and contains a total of 60 beds within six residential buildings. In 1981, 19 additional bedrooms were added that each contain two beds.

These 19 bedrooms have been in existence for 24 years and 14 received prior cycle credit for Hardwick and five bedrooms were surplus. The facility considers all the residents as low income as they have no income and the length of stay for a successful completion of the program is 365 days.

Now, Hardwick is having six of the COAH-approved bedrooms address the Prior Round obligation. The balance of the bedrooms will address 13 units of the Growth Share obligation.

All documents are on file with COAH.

IV. GROWTH SHARE OBLIGATION

The Fair Share Plan includes the projects and strategies to address an affordable housing obligation and any municipal ordinance in draft form that a municipality is required to adopt as a requirement of certification. The Fair Share Plan is based upon the COAH targeted Growth Share obligation. The planning board adopts the Fair Share Plan and it is endorsed by the governing body prior to the petition for substantive certification. The proposed implementing ordinances may be adopted prior to substantive certification but in any event must be adopted no later than 45 days after COAH grants substantive certification.

The Fair Share Plan consists of a proposal on how a municipality intends to provide for its affordable housing obligation. Once certified, the plan will be monitored by COAH to verify that the construction or provision of affordable housing is in proportion to the actual residential growth and employment growth.

COAH rules have a number of different provisions regulating the development of affordable housing. The options available to meet the 2000-2018 fair share obligation include:

- Municipal zoning
 - Zoning for inclusionary developments
 - Adoption of a growth share ordinance
 - Redevelopment districts/sites
- Municipally sponsored new construction and 100 percent affordable developments
- Alternative living arrangements
 - Permanent supportive housing
 - Supportive Shared Living: Group homes
 - Congregate housing
 - Residential health care facilities
- Accessory apartments
- Market to Affordable Program
- Municipally sponsored rental program
- Assisted living residences
- Affordable housing partnership program
- Expanded crediting opportunities
- Extension of affordable units with expiring controls
- Age-restricted housing
- Rental housing with bonus credits
- Very low-income housing with bonus credit

Hardwick Township is utilizing the 13 bedrooms at Little Hill-Alina Lodge to address a position of COAH's targeted growth share obligation.

Hardwick is proposing an accessory apartment program, new group homes and a Market to Affordable Program.

Hardwick is proposing a 10-unit accessory apartment program. Hardwick has included a draft accessory apartment ordinance with its petition as well as a Resolution of Intent to Bond for any shortfall in its housing programs.

In addition, Hardwick is proposing nine group home bedrooms.

Finally, Hardwick is proposing a four unit Market to Affordable Program.

All are explained in the Checklists attached to the Petition Application.